

047.0

0008

0001.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

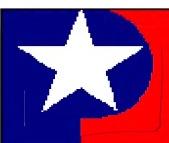
932,400 / 932,400

USE VALUE:

932,400 / 932,400

ASSESSED:

932,400 / 932,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PELLAUER MICHAEL &	
Owner 2: PELLAUER SHAUNA	
Owner 3:	

Street 1: 22 JEAN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NENOPoulos ANTONY C -

Owner 2: -

Street 1: 22 JEAN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4292		Sq. Ft.	Site		0	80.	1.28	1									439,010						439,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4292.000	487,900	5,500	439,000	932,400		33813
							GIS Ref
							GIS Ref
							Insp Date
							04/16/09

PREVIOUS ASSESSMENT

Parcel ID 047.0-0008-0001.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	487,900	5500	4,292.	439,000	932,400
2021	101	FV	474,400	5500	4,292.	439,000	918,900
2020	101	FV	474,500	5500	4,292.	439,000	919,000
2019	101	FV	356,600	5500	4,292.	466,400	828,500
2018	101	FV	356,600	5500	4,292.	340,200	702,300
2017	101	FV	356,600	5500	4,292.	296,300	658,400
2016	101	FV	356,600	5500	4,292.	252,400	614,500
2015	101	FV	209,800	5500	4,292.	246,900	462,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NENOPoulos ANTO	65764-311		7/21/2015		785,000	No	No		
O DONOGHUE MARY	64540-209		11/20/2014	Change>Sale	552,000	No	No		
	16579-207		11/1/1985		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/10/2015	219	Heat App	8,500					Install 2 HVAC sys	4/28/2016	Sales Review	PT	Paul T
12/31/2014	1761	Redo Kit	48,000					Kitchen, add bath,	4/12/2016	SQ Returned	EMK	Ellen K

ACTIVITY INFORMATION

6/16/2015	Permit Insp	PC	PHIL C
4/16/2009	Meas/Inspect	372	PATRIOT
3/1/2000	Meas/Inspect	270	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH									
Type:	15 - Old Style				Full Bath		2	Rating: Very Good		PDAS.																	
Sty Ht:	2A - 2 Sty +Attic				A Bath:		Rating:																				
(Liv) Units:	1		Total: 1		3/4 Bath:		Rating:																				
Foundation:	2 - Conc. Block				A 3QBth:		Rating:																				
Frame:	1 - Wood				1/2 Bath:		1	Rating: Very Good																			
Prime Wall:	3 - Aluminum				A HBth:		Rating:																				
Sec Wall:			%		OthrFix:		1	Rating: Very Good																			
Roof Struct:	1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																		
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating: Very Good		Level FY LR DR D K FR RR BR FB HB L O																		
Color:	WHITE				A Kits:	Rating:		Other																			
View / Desir:					Frl:	Rating:		Upper																			
GENERAL INFORMATION												WSFlue:		Rating:		Lvl 2											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 1																			
Year Blt:	1925	Eff Yr Blt:		Location:				Lower																			
Alt LUC:			Alt %:		Total Units:				Totals						RMs:	7	BRs:	3	Baths:	2	HB:	1					
Jurisdct:	G16	Fact: .		Floor:																							
Const Mod:			% Own:																								
Lump Sum Adj:			Name:																								
INTERIOR INFORMATION												DEPRECIATION				REMODELING						RES BREAKDOWN					
Avg Ht/FL:	STD		Phys Cond: VG - Very Good		4.6 %		Exterior:		No Unit		RMS	BRS	FL														
Prim Int Wal	2 - Plaster		Functional:		%		Interior:		1		7	3															
Sec Int Wall:	%		Economic:		%		Additions:																				
Partition:	T - Typical	Special:		%		Kitchen:																					
Prim Floors:	3 - Hardwood	Override:		%		Baths:																					
Sec Floors:	%		Total:		4.6 %		Plumbing:																				
Bsmnt Flr:	12 - Concrete						Electric:																				
Subfloor:							Heating:																				
Bsmnt Gar:							General:																				
Electric:	3 - Typical																										
Insulation:	2 - Typical																										
Int vs Ext:	S																										
Heat Fuel:	2 - Gas																										
Heat Type:	15 - H.V.A.C																										
# Heat Sys:	2																										
% Heated:	100	% AC:		100																							
Solar HW:	NO	Central Vac:		NO																							
% Com Wal	%		Sprinkled																								
MOBILE HOME												Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS												PARCEL ID 047.0-0008-0001.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	20X22	A	AV	1925	20.68	T	40	101			5,500		5,500										
More: N		Total Yard Items:		5,500		Total Special Features:				Total:		5,500															

The sketch shows a rectangular property outline divided into several sections. The top section is labeled 'FFL' (First Floor). Below it is 'EFP' (Enclosed Porch). To the right is 'SFL' (Second Floor). Further down is 'UAT' (Upper Attic). A large central area is labeled 'BMT' (Basement). At the bottom is 'OFP' (Open Porch). The sketch also includes a grid at the bottom right labeled '11' and '7'.

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	976	166,230	162,240						
BMT	Basement	792	49,870	39,496						
SFL	Second Floor	792	166,230	131,654						
UAT	Upper Attic	198	66,490	13,165						
EFP	Enclos Porch	116	50,180	5,821						
OFP	Open Porch	84	35,780	3,005						
Net Sketched Area: 2,958				Total: 355,381						
Size Ad	1768	Gross Area	3552	FinArea	1768					

IMAGE

The photograph shows a two-story residential building with a light-colored, possibly grey or white, exterior. It has a dark shingled roof. A small, single-story addition or porch is visible on the left side of the main structure. The house appears to be in a suburban setting with other houses visible in the background.

AssessPro Patriot Properties, Inc